



Tangier Way, Burgh Heath, Surrey  
Offers Over £800,000 - Freehold

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**WILLIAMS  
HARLOW**











Located in the tranquil cul-de-sac of Tangier Way, Tadworth, this charming 3/4 bedroom detached house presents an exceptional opportunity for families seeking a spacious and adaptable home. With a generous plot of 0.2 acres, the property is fronted by a picturesque wooded copse, providing a serene backdrop and a sense of privacy.

The residence boasts three well-proportioned reception rooms, perfect for entertaining guests or enjoying family time. Additionally, the flexible layout allows for the possibility of a fourth bedroom, catering to various living arrangements.

The potential for extension, subject to planning permission, offers exciting possibilities for those looking to personalise their home further. Parking is a breeze with space for up to five vehicles, making it ideal for families with multiple cars or visitors.

This delightful character home is not only a haven of tranquillity but also a canvas for your imagination, allowing you to create the perfect living space in a sought-after location. With its combination of charm, space, and potential, this property is a must-see for anyone looking to settle in the beautiful area of Tadworth.

## THE PROPERTY

The property is located at the head of a private cul-de-sac in a peaceful position. This 3/4 four bedroom detached house enjoys a westerly aspect and the garden broadens to the rear and offers significant scope for any buyer to create a wonderful home with opportunities to further extend (STP). Internally the property flows well with three generous reception rooms and a study/bedroom four to the ground floor. There is also an extended entrance porch which also provides a large downstairs WC and the extension also provides a large kitchen/breakfast room to the rear. To the first floor there are three good sized bedrooms serviced by a main bathroom. This property is ready to view now and don't miss the opportunity to make this stunning home your own.

## OUTSIDE AREA

The property enjoys a westerly aspect plot of approximately 0.2 acres. Upon approaching the property there is a newly laid driveway with parking for up to 3/4 vehicles surrounded by well tended flower/shrub borders. The driveway continues to the side of the property which gives access to a detached garage. From here there is access to the stunning rear garden, one of the standout features of the property. There is a patio to the rear and a wide expansive lawn with an array of mature trees/shrubs and the garden enjoys a high degree privacy ideal for relaxing and entertainment.

## FROM THE SELLER

When we first bought this house, we did so with the intention of making it our forever home and it truly has felt that way ever since. The garden has always been a particular joy, a sunny place perfect for relaxing or entertaining on long summer days. There's a genuine sense of community on this road, where everyone looks out for one another. Although we've invested a great deal into creating the home we dreamed of, there's still exciting potential for someone new to extend or adapt the space even further. It's a house that can continue to grow with its owners, just as it did with us. Leaving will be bittersweet, as we know how special this house truly is, but due to relocation it's time for a new family to enjoy everything we've loved about living here.

## SELLER IMPROVEMENTS

Extended driveway and blocked paved

Replaced all flat roofs

Replaced electrics and installed switchboard (including garage electrics and external ports)

Plastered downstairs throughout and updated / installed feature fireplace / new radiators in hallway and study

Laid hard floor throughout downstairs

Replaced all carpets

Upgraded and replaced downstairs toilet

Plastered and redecorated bedrooms

Re insulated and boarded loft

Replaced bedroom and bathroom windows

Replaced boiler and moved into loft in preparation for extension

Redesigned and upgraded main bathroom (summer 2025)

## THE LOCAL AREA

The property is located within easy walk of excellent local schools plus green open spaces including Tattenham recreation ground, the ever popular Nork Park and Epsom Downs. Banstead Village is nearby as is Epsom town centre both of which offer an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are a short walk away. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep.

## LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11

Warren Mead Infant School – Ages 2-7

Epsom Downs Community School – Ages 3-11

Shawley Community Primary Academy – Ages 2-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

## LOCAL TRAINS

Tattenham Corner to London Bridge 1 hour

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Ewell West Station – Waterloo 33 minutes

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

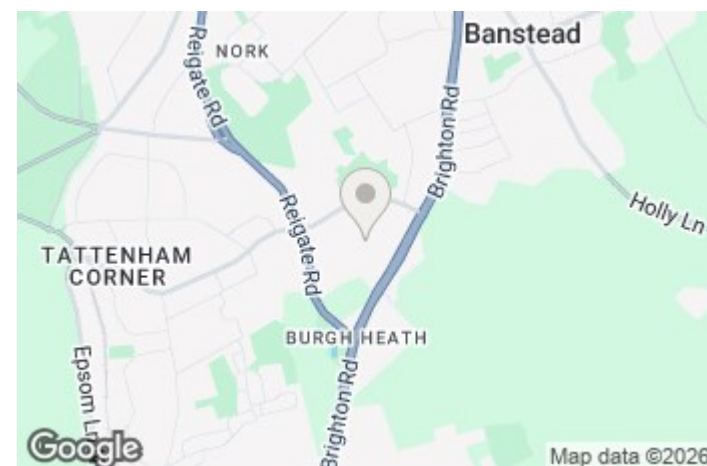
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Reigate & Banstead BAND F £3,691.80 2026/27



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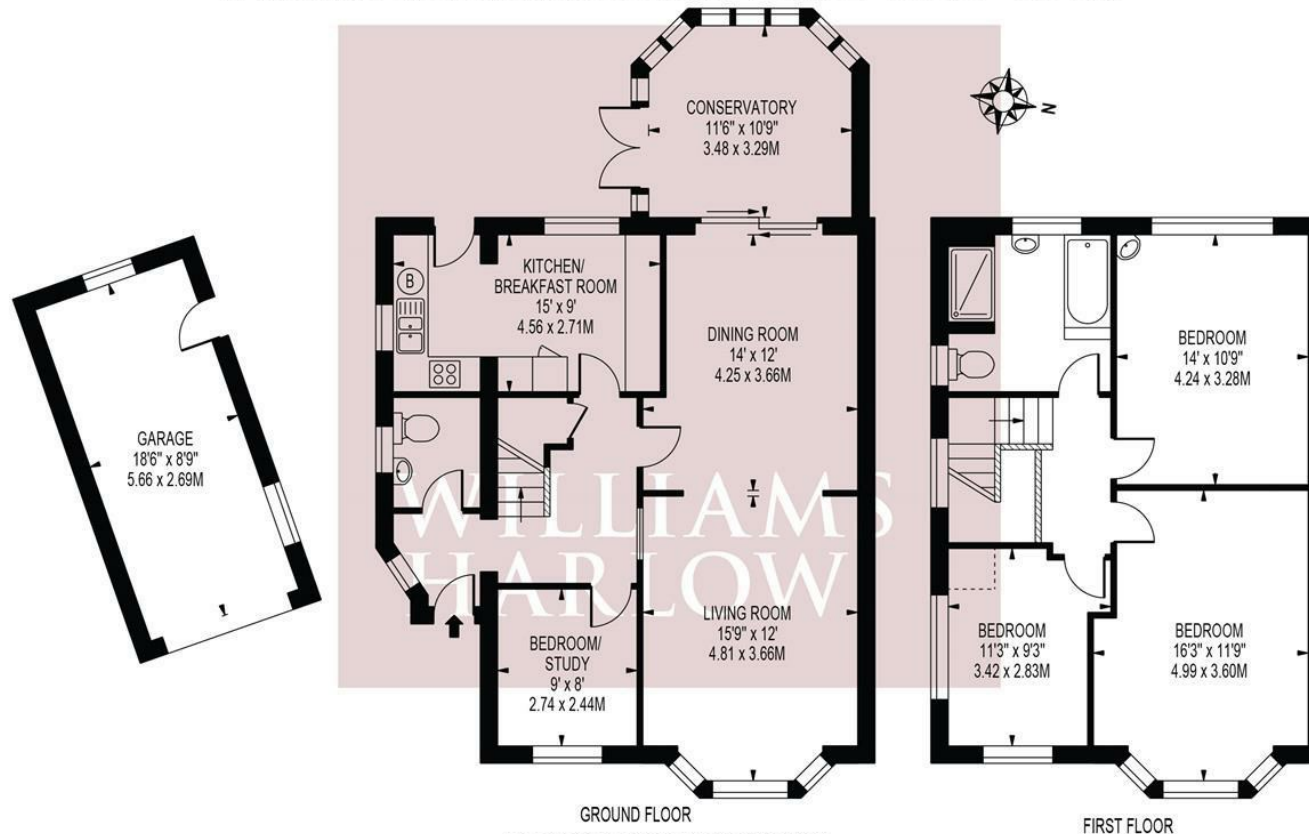
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## TANGIER WAY, BURGH HEATH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1448 SQ FT - 134.55 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.23 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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